

rent or other default, or, at his election, to terminate the lease and re-enter and take possession of the leased premises as of his former estate; and so for each breach or default, this right being a continuing one.

15. LESSOR covenants and agrees that LESSOR will not, at any time during the continuance of this lease or any extension thereof, or at any time within a period of ten years following any purchase of the demised premises by LESSEE, directly or indirectly sell or offer for sale, or engage in the business of handling or selling, any gasoline, motor-fuel (Kerosene), lubricating oils, greases (heating oils, solvents), of any fuel ingredient or product for the propelling of motor vehicles, upon any property within a radius of three hundred feet of the boundary lines of the property hereby demised; or will LESSOR during such period, sell, rent or permit to be occupied or used for such purposes any property now or hereafter owned, leased or controlled by LESSOR within said area, nor display or permit to be displayed upon any such property within said area any advertisement of any of the aforementioned products other than the products of LESSEE; and LESSEE further covenants and agrees that in any lease, deed or other agreement hereafter executed affecting any property now or thereafter, leased or controlled by LESSOR within such area, LESSOR will insert such restrictive clauses and covenants as will prevent any such property from being used during the period aforesaid for any purposes herein prohibited. In the event of the purchase of the demised premises by LESSEE, LESSOR further covenants and agrees to insert in the deed conveying said premises to LESSEE a covenant restricting LESSOR, and LESSOR'S heirs, personal representatives, successors and assigns, from using or permitting the use of any premises of LESSOR within said radius of three hundred feet of the boundary lines of the demised premises for the storage, handling, sale or advertising of any gasoline, motor-fuel (Kerosene), lubricating oils, greases (heating oils, solvents), of any fuel ingredient or products for the propelling of motor vehicles, for a period of ten years from the date of such deed.

16. It is further agreed that if LESSOR, during the terms of this lease or any renewal thereof, desires to sell said property to a prospective purchaser, able, willing and ready to buy the same, LESSOR shall so notify LESSEE. Said notice shall give the name and address of the prospective purchaser and be accompanied by an affidavit by the LESSOR that such prospective sale is bona fide and that the LESSOR intends to sell and convey said property, and LESSEE shall thereupon have the right and option to purchase same at the price and upon the terms offered by such prospective purchaser. LESSEE agrees, in the event it desires to purchase, that it will within fifteen (15) days from the receipt of such notice, signify by written notice to LESSOR, intention of LESSEE to buy said property, and LESSOR and LESSEE agree that they will complete said sale without any unreasonable delay. LESSOR to furnish abstract of title as hereinafter provided. In the event of sale to any third party and in the event such purchaser should desire to sell said property during the term of this lease or any renewal period, LESSEE shall have the like option to purchase at the price offered by any bona fide prospective purchaser, upon the same terms and conditions set forth above; it being understood that the right of LESSEE to the purchase at the offered price shall be a continuing right during the existence of this lease, whenever the owner of the fee may desire to sell said property. LESSEE'S failure to exercise any option therein contained shall not in any way effect this lease or the rights of the LESSEE to the estate hereby created.

In the event LESSEE exercises any purchase option, LESSOR agrees and will within thirty (30) days after notice from LESSEE provided for above, or after receipt of written notice of intention to buy as above set forth, secure and submit to LESSEE an abstract or certificate of title prepared by competent and reliable abstractors.

17. LESSOR will have the privilege of ingress and egress across the southern 30 feet fronting on North Main and running to a depth of 20 feet.

18. The entire contract and the parties is contained in this instrument, which shall